

Plat Name: Leesborough
Plat #: 220111090

Location: Located at the intersection of Fleeter Place and Leesborough Drive
Master Plan: Kensington - Wheaton
Plat Details: RT-15 zone, 4 lots, 2 parcels
Community Water, Community Sewer
Applicant: Centex Homes

Staff recommends approval of the this minor subdivision plat pursuant to Section **50-35A(a)(5)**, which states:

Plat of Correction. A plat may be recorded under the minor subdivision procedure to correct inaccurate or incomplete information shown on a previously recorded subdivision plat. The plat may correct drafting or dimensional errors on the drawing; failure to include a required note, dedication, easement or other restriction; incorrect or omitted signatures; and/or other information normally required to be shown on a recorded plat. All owners and trustees or the land affected by the correction must sign the revised plat. In addition, the plat of correction must clearly identify the original plat that is being replaced and contain a note identifying the nature of the correction.

Staff applied the above-noted minor subdivision criteria for this property and concludes that the proposed subdivision complies with the criteria of Section 50-35A(a)(5) of the subdivision regulations, and with the requirements of Site Plan No. 82004027C (Certified Site Plan dated August 31, 2011) and supports this minor subdivision record plat.

PLAT NO.

AREA TABULATION
 4 Lots: 5,388 Square Feet or 0.1232 Acres
 2 Parcels: 37,593 Square Feet or 0.8628 Acres
 Total by this plat: 42,981 Square Feet or 0.9860 Acres



NOTES:

- All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan, allowing development of this property, approved by the Montgomery County Planning Board are hereby incorporated by reference and shall be a part of this plat. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
- This subdivision record plat is to show every matter affecting the ownership and use, nor every matter restricting the ownership and use, of this property. The subdivision record plat is to replace an examination of title or to depict or note all matters affecting title.
- The property shown hereon is subject to the requirements of Chapter 22A of the Montgomery County Forest Conservation Law, including approval of a Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.
- This property is subject to the terms and conditions of Preliminary Plan No. 120040680 and Site Plan No. 62004027C.
- This plat conforms with the requirements of Chapter 25-A of the Montgomery County Code regarding Moderately Priced Dwelling Units (MPDUs).
- Parcels N and O are subject to the terms and conditions of a Common Open Space Covenant with the Maryland National Capital Park and Planning Commission recorded among the Land Records of Montgomery County, Maryland in Liber 26045 at Folio 578.
- This property is subject to the terms and conditions of a Declaration of Covenants for "private open space" private storm drainage" with Montgomery County, Maryland recorded among the Land Records of Montgomery County, Maryland in Liber _____ at Folio _____.
- This plat conforms with the requirements of Section 50-35A of the Montgomery County Subdivision Regulations. This plat involves a plat condition to revise the previously recorded Parcel I and Parcel J in accordance with the terms of approved Site Plan No. 62004027C.
- This property appears on Montgomery County Tax Maps H0562 and A0122.
- This property is zoned RT-15.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt this plan of resubdivision, and establish the minimum building restriction lines.

We grant to the Potomac Electric Power Company, Verizon Communications, Inc., Washington Gas Light Co. of MD, and to their respective successors, agents and assigns, an easement in, on and over the land hereon described as a Public Utility Easement, designated hereon as "PUE", with said terms and provisions of such a grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, MD in Liber 3634 at Folio 457.

As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 50-24(a)(2) of the Montgomery County Code.

There are no recorded adult actions at law, liens, leases, mortgages or trusts affecting the property included in this plat of subdivision.

SURVEYOR'S CERTIFICATION

I hereby certify to the best of my professional knowledge, information and belief that the information shown hereon is true and that it is a resubdivision of all of Parcel I and Parcel J as shown on the following two (2) subdivision record plats the first (1st) being entitled "SUBDIVISION RECORD PLAT, PARCELS H & I, LEESBOROUGH" and recorded as Plat 23874 and the second (2nd) being entitled "SUBDIVISION RECORD PLAT, LOTS 131 THRU 145, & PARCELS J, K & L, LEESBOROUGH" and recorded as Plat 23771 respectively, said parcels being part of the property described in a conveyance from OUR LADY OF GOOD COUNSEL, HIGH SCHOOL, to BATCHELLOWS FOREST, LLC, by a deed dated April 3, 2007 and recorded in Liber 34084 at Folio 410, all among the Land Records of Montgomery County, Maryland.

And that once approved as described in the Owner's Certificate hereon, all property corner markers shown thereon will be set as delineated hereon in accordance with the provisions of Section 50-24(a)(2) of the Montgomery County Code.

The total area of land included in this subdivision record plat is 42,981 square feet or 0.9860 of an acre of land. There is no abutment dedication to any other plat.

FOR PUBLIC SEWER AND WATER SYSTEMS ONLY

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED _____ DATE _____

CHAIRMAN _____ SECRETARY/TREASURER _____

M.A.D.P. & P.C. RECORD FILE NO. _____

APPROVED _____ DATE _____

DIRECTOR _____

RECORDED _____

PLAT _____

7-7-11
 3-5-15

FOR PUBLIC SEWER AND WATER SYSTEMS ONLY

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED _____ DATE _____

CHAIRMAN _____ SECRETARY/TREASURER _____

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PLAT _____

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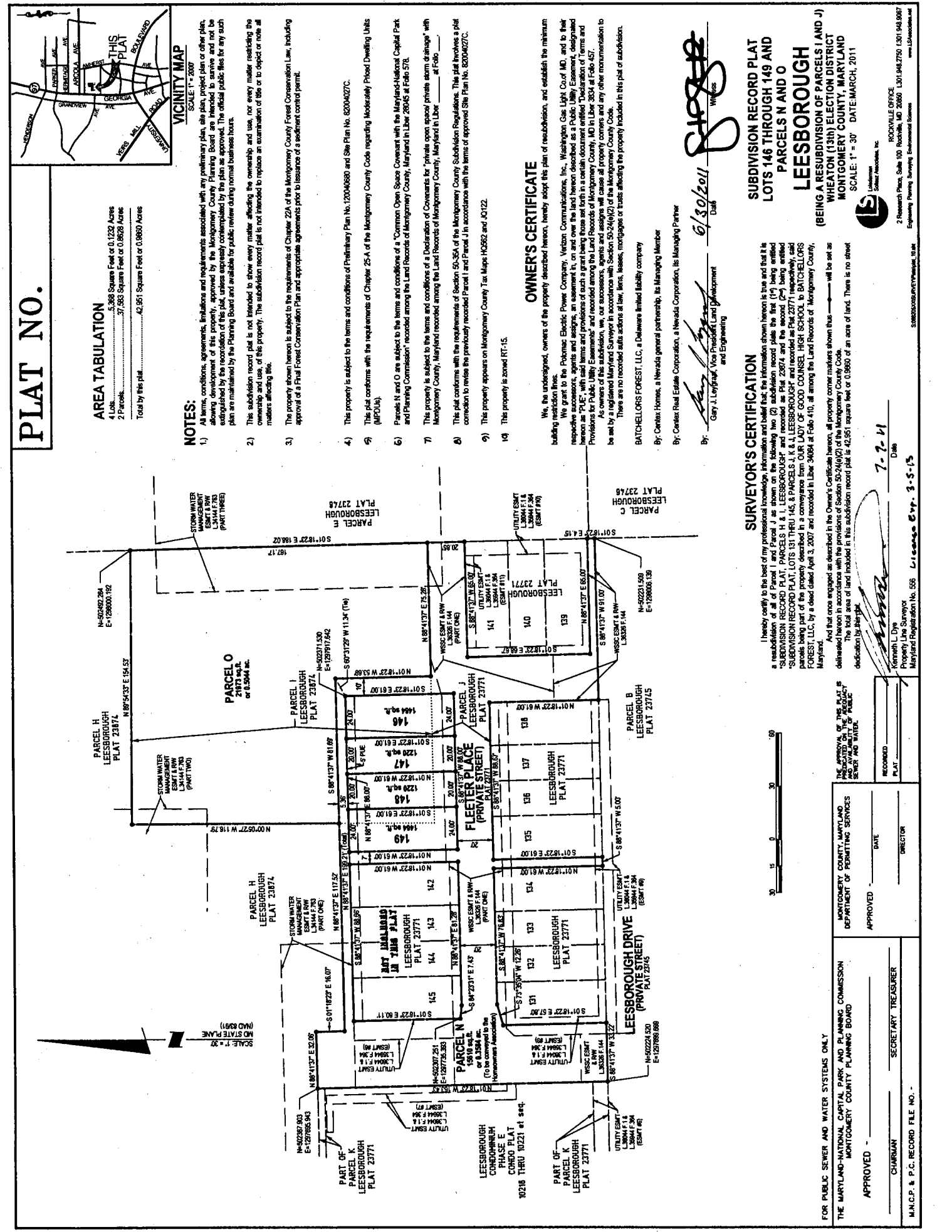
PLAT _____

APPROVED _____ DATE _____

DIRECTOR _____

RECORDED _____

PLAT _____



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 Engineering Planning Surveying Environmental Sciences
 www.lbw.com

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: LEESBOROUGH Plat Number: 220111090
 Plat Submission Date: 4-11-2011
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: N/A

*For category of minor subdivision see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____
 Site Plan Name if applicable: LEESBOROUGH Site Plan Number: 82004027C
 Planning Board Opinion - Date 1/25/2011 Checked: Initial SOS Date 5-27-2011

Lot # & Layout Lot Area Zoning Bearings & Distances Coordinates ok
 Plan # ok Road/Alley Widths ok Easements Open Space ok Non-standard
 BRLs N/A Adjoining Land ok Vicinity Map Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map ok
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	4/13/11	4/29/11	4-14-11	No REVISIONS
Research	Bobby Fleury			4-14-11	OK
SHA	Corren Giles	↓	↓		
PEPCO	Bobbie Dickey			N/A	
Parks	Doug Powell	↓	↓		N/A
DRD	Keiona Clark				Address REVISIONS

Final DRD Review:

Consultant Notified (Final Mark-up): SOS 5/27/2011
 Final Mylar & DXF/DWG Received: SOS 7/14/11
 Final Mylar Review Complete: SOS 9/12/11

Board Approval of Plat:

Plat Agenda: SOS 10/13/2011
 Planning Board Approval: _____
 Chairman's Signature: _____

MCDPS Approval of Plat:

Consultant Pick-up for DPS Signature: _____
 Final Mylar for Reproduction Rec'd: _____

Plat Reproduction:

Addressing: _____
 File Card Update: _____
 Final Zoning Book Check: _____
 Update Address Books with Plat #: _____
 Update Green Books for Resubdivision: _____
 Complete Reproduction: _____
 Notify Consultant to Seal Plats: _____
 Surveyor's Seal Complete: _____
 Sent to Courthouse for Recordation: _____
 Recordation Info Entered into Hansen _____

No. _____

MINOR SUBDIVISION SECTION 50-35A

Select which Category of Minor Subdivision and fill information as required

Requirements under Sec 50-35A (A)

(1) Minor Lot Adjustment

- a) Total area does not exceed 5% of combined area affected: _____
- b) No additional lots created: _____
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: _____
- d) Date sketch plan submitted: _____
- e) Sketch plan revised or denied within 10 business days: _____
- f) Final record plat submitted within ninety days: _____
- g) Sketch shows following information:
 - i. proposed lot adjustment: _____
 - ii. physical improvements within 15 feet of adjusted line: _____
 - iii. alteration to building setback: _____
 - iv. amount of lot area affected: _____

(2) Conversion of Outlot into a Lot

- a) Outlot not required for open space or otherwise constrained: _____
- b) Adequate sewerage and water service/public or private: _____
- c) Adequate public facilities and AGP satisfied: _____
- d) Any conditions/agreements of original subdivision: _____
- e) Special Protection Area, Water Quality Plan required: _____

(3) Consolidation Of Two of More Lots

- a) Any prior subdivision conditions: _____
- b) Part of lot created by deed prior to June 1 1958: _____

(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot

Any subdivision/conditions; APF agreement satisfied: _____

(5) Plat of Correction

- a) All owners and trustees signed: _____
- b) Original Plat identified: _____

(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958

- a) Deed(s) submitted: _____
- b) Developable with only one single family detached unit: _____

(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels

- a) Adequate Public Facilities satisfied: _____
- b) Street dedication required: _____
- c) Forest conservation: _____
- d) Storm water management: _____
- e) Special Protection Area/Water Quality Plan: _____
- f) Landscaping and lighting plan including parking lot layout: _____
- g) Approved Special Exception: _____

